



Grade C General Retail



Grade C General Retail



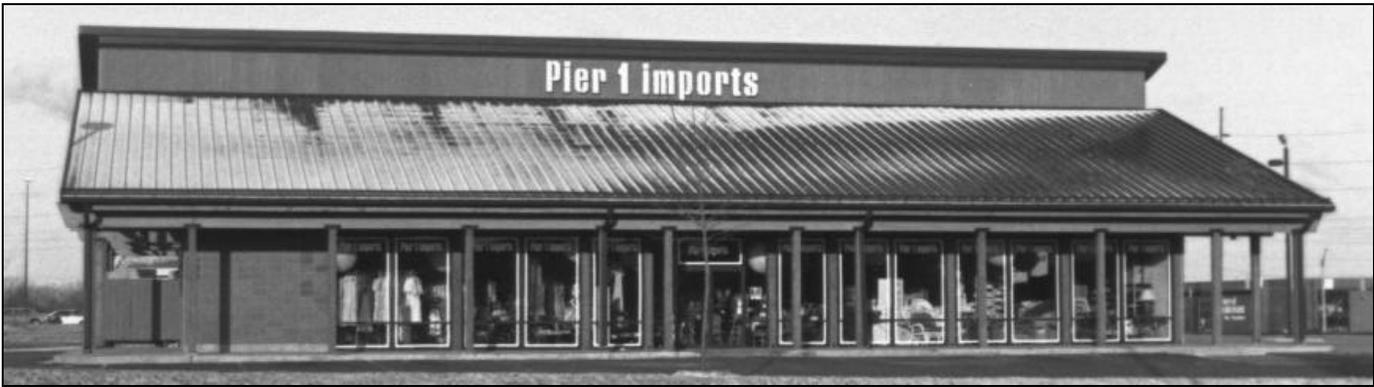
Grade C Downtown Commercial



Grade C Downtown Commercial



Grade C General Retail



Grade C General Retail



Grade C General Retail



Grade C General Retail



Grade C General Retail

**Appendix E**

**Commercial and Industrial Grade**



Grade C General Retail



Grade C General Retail



Grade C General Retail



Grade C General Retail



Grade D General Retail



Grade D General Retail



Grade D General Retail



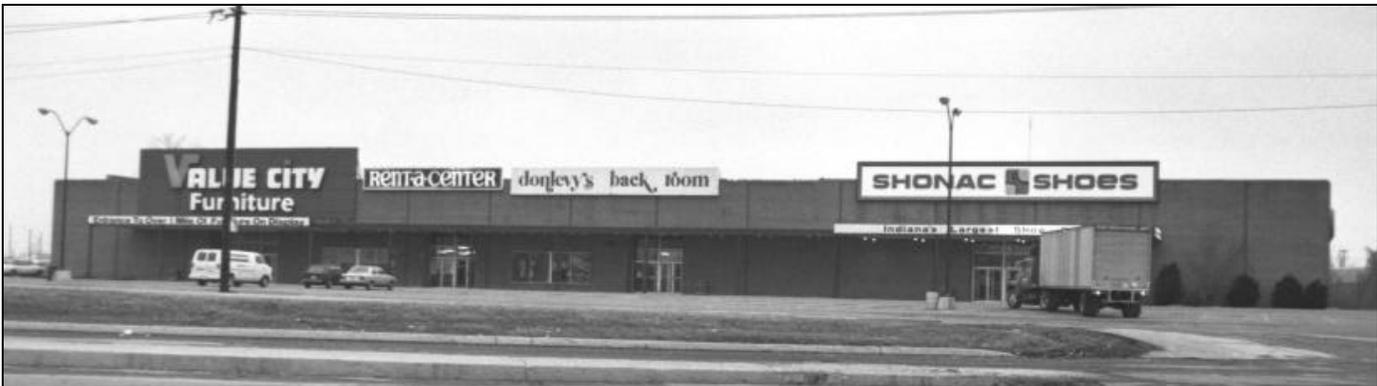
Grade C Roller Rink



Grade B Neighborhood Shopping Center



Grade C Neighborhood Shopping Center



Grade C Neighborhood Shopping Center



Grade C Regional Shopping Center



Grade C Neighborhood Shopping Center



Grade D Neighborhood Shopping Center



Grade C Cashier Booth (Service Station Schedule)



Grade C Supermarket



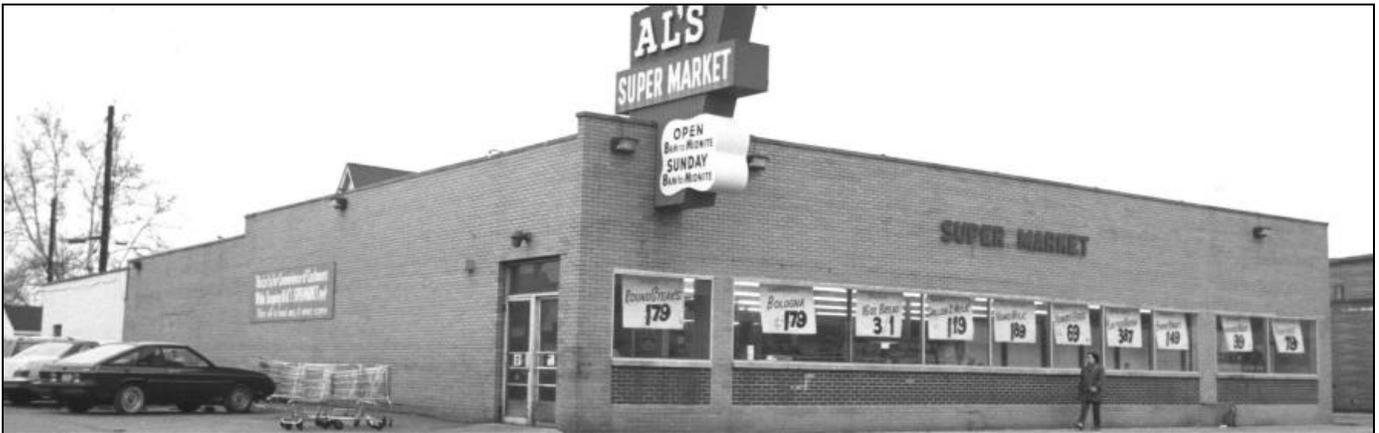
Grade C Supermarket



Grade C Supermarket



Grade C Supermarket



Grade C Supermarket



Grade C Supermarket

**Appendix E**

**Commercial and Industrial Grade**



Grade A Theater



Grade C Theater



Grade B Theater



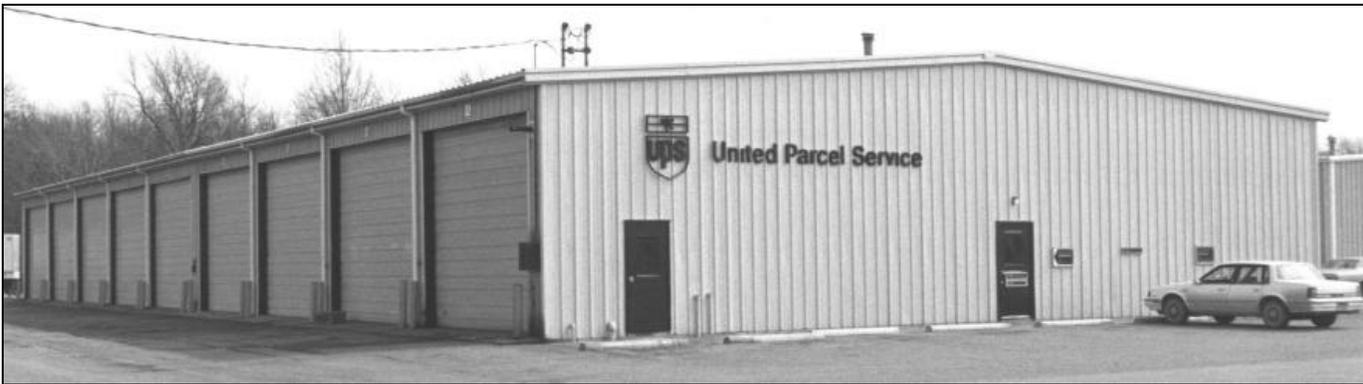
Grade B Theater



Grade C Theater



Grade C Truck Terminal



Grade C Truck Terminal



Grade C Truck Terminal



Grade C Truck Terminal

**Assigning Grades to Commercial and Industrial Yard Structures**

The Cost Schedules for Commercial and Industrial Yard Structures, provided in Appendix G, reflect the specifications for “C” grade structures.

**Determining Grade Factor Percentages for Commercial and Industrial Yard Structures**

Table E-4 shows the grade factor percentages for the whole and intermediate grades for commercial and industrial yard structures.

**Table E-4. Percentage Multipliers for Commercial and Industrial Yard Structures**

-1	E	+1	+2	-1	D	+1	+2	-1	C	+1	+2	-1
30	40	50	60	70	80	85	90	95	100	105	110	115
	E				D				C			

B	+1	+2	-1	A	+1	+2	-1	AA	+1	+2	-1	AAA
120	130	140	150	160	180	200	220	240	270	300	330	360
B				A				AA				AAA

**Assigning Grades to Special Use Commercial Properties**

Table E-5 summarizes the major differences between the grade classifications for fast food restaurants. Table E-6 summarizes the major differences between the grade classifications for gasoline service stations.

**Table E-5. Grade Classifications for Fast Food Restaurants**

	<b>“A” Grade</b>	<b>“B” Grade</b>	<b>“C” Grade</b>	<b>“D” Grade</b>	<b>“E” Grade</b>
<b>General</b>	Elaborate architectural styling High quality materials and workmanship	Customized architectural styling Good quality materials and workmanship	Moderate architectural styling Good quality materials and workmanship	Simple and conventional styling Average quality materials and workmanship	Simple styling Poor quality materials and workmanship
<b>Roof</b>	A-frame, mansard, or multiple pitch with extensive overhangs Wood shakes, slate, porcelain enamel, shingles heavy grade or specialized asphalt shingles	Gambrel, gabled, mansard, or flat with generous overhangs Asphalt shingles, stone chip, or composition tar and gravel	Flat, shed, or gable with normal overhangs Asphalt shingle, or composition tar and gravel	Flat or shed roof with normal overhangs Composition tar and gravel roofing material	Shed with normal overhangs Composition tar and gravel roofing
<b>Roof decking</b>	Insulated wood or steel decking and framing with laminated wood frame or steel frame supporting beams and columns, composition on pre-stressed concrete barrel shell, or double "T" roof construction	Insulated wood or steel decking and framing or pre-stressed concrete barrel shell roof construction	Insulated wood or steel decking and framing roof construction	Insulated wood decking and framing roof construction	Wood decking and framing
<b>Exterior walls</b>	Decorative stone, wood, ceramic glazed face brick, plate glass, or a combination	Face brick, ceramic tile, plate glass, insulated enameled steel, or a combination	Wood siding, baked acrylic paneling, face brick, plate glass, or painted concrete blocks, or a combination	Wood siding, painted concrete blocks, minimal plate glass, or combination	Wood siding, painted concrete block, minimal plate glass, or a combination
<b>Interior finish*</b>	High quality Exposed stone,	Good quality Exposed brick,	Good quality Wood or baked	Average quality Wood paneling,	Poor quality Painted concrete

	<b>“A” Grade</b>	<b>“B” Grade</b>	<b>“C” Grade</b>	<b>“D” Grade</b>	<b>“E” Grade</b>
	exposed brick, high grade porcelain enamel, or wood paneling	wood or porcelain enamel paneling, or ceramic tile	acrylic paneling, plaster, drywall, partial ceramic tile, or a combination	drywall, or painted concrete block	block
<b>Flooring and Ceiling</b>	Ceramic or quarry tile flooring Acoustical tile, porcelain enamel, plaster, exposed beam and may be a cathedral ceiling	Ceramic or quarry tile flooring Acoustical tile, porcelain enamel, or plaster ceiling	Quarry tile or vinyl asbestos tile flooring Acoustical tile, plaster, or drywall ceiling	Asphalt or vinyl asbestos tile flooring Drywall ceiling	Asphalt tile flooring Drywall ceiling
<b>Lighting and plumbing</b>	Lighting fixtures in dining and serving area are ornamental High quality fixtures and finish in restrooms	Lighting fixtures in dining and serving area are ornamental Good quality fixtures and finish in restrooms	Lighting fixtures in dining and serving area are functional, such as recessed fluorescent Good quality fixtures and finish in restrooms	Lighting fixtures in dining and serving area are functional, such as fluorescent lights Fair quality fixtures and finish in restrooms	Lighting fixtures in dining and serving area are functional, such as fluorescent lights Poor quality fixtures and finish in restrooms
<b>Climate control system</b>	Combined heating and air conditioning system	Combined heating and air conditioning system	Combined heating and air conditioning system	Forced air heating system	Forced air heating system
<b>Design</b>	Unique design with emphasis on the roof and exterior walls Construction members may be exposed to contribute to the architectural effect	Conventional and attractive design, possibly false roof facade, and parapets	Conventional design	Devoid of any architectural features	Devoid of any architectural features

**Table E-6. Grade Classifications for Gasoline Service Station**

	<b>“A” Grade</b>	<b>“B” Grade</b>	<b>“C” Grade</b>	<b>“D” Grade</b>
<b>General</b>	High quality materials and workmanship	Good quality materials and workmanship	Average quality materials and workmanship	Fair quality materials and workmanship
<b>Roof</b>	Double pitch, flat type, or hip style Asphalt shingles or composition tar and gravel	Double pitch or flat Asphalt shingles or composition tar and gravel	Flat type Composition tar and gravel	Flat or shed Roll roofing material

	“A” Grade	“B” Grade	“C” Grade	“D” Grade
<b>Roof decking</b>	Insulated wood or steel decking and framing	Insulated wood or steel decking and framing	Insulated wood or steel decking and framing	Insulated wood decking and framing
<b>Exterior walls</b>	Face brick or enamel brick on masonry back-up, or insulated sandwich type porcelain enameled steel	Part face brick, porcelain enamel facing, or insulated sandwich type porcelain enameled steel	Part acrylic paneling, common brick, or good quality concrete block	Concrete block
<b>Interior finish*</b>	Good quality in office and sales areas  Ceramic tile on the walls of restrooms	Good quality in office and sales areas  Ceramic tile on the walls of restrooms	Limited to a finished ceiling in office and sales area  Ceramic tile on walls of restrooms	Unfinished
<b>Flooring and Ceiling</b>	Ceramic, quarry, or other high quality tile flooring  Good quality ceiling in office and sales areas  Finished ceiling in service bays	Asphalt tile flooring  Good quality ceiling in office and sales areas  Unfinished ceiling in service bays  Ceramic tile on walls and floor of restrooms	Asphalt tile flooring  Finished ceiling in office and sales area  Unfinished ceiling in service bays  Ceramic tile on floor of restrooms	Unfinished

**Determining Grade Factor Percentages for Special Use Properties**

Table E-7 shows the grade factor percentages for the whole and intermediate grades for special use properties.

**Note:** Levels below E and above A do not apply to special use commercial properties

**Table E-7. Percentage Multipliers for Commercial and Industrial Special Use Properties**

E	+1	+2	-1	D	+1	+2	-1	C	+1	+2	-1
40	50	60	70	80	85	90	95	100	105	110	115
E				D				C			

B	+1	+2	-1	A
120	130	140	150	160
B				A

**Photographs of Graded Special Use Properties**

---

The following photographs illustrate the grade classifications for special use properties. These photographs are provided to help the assessor determine the grade of actual structures.

***Important:*** *These photographs are only an indication of grade and not a determination of the actual grade of the structure shown. The grade determination must be based on individual inspection of the type of materials and quality of workmanship of the subject parcel.*